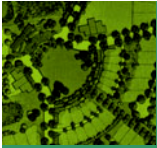


Coyote Valley Specific Plan CITY COUNCIL STUDY SESSION



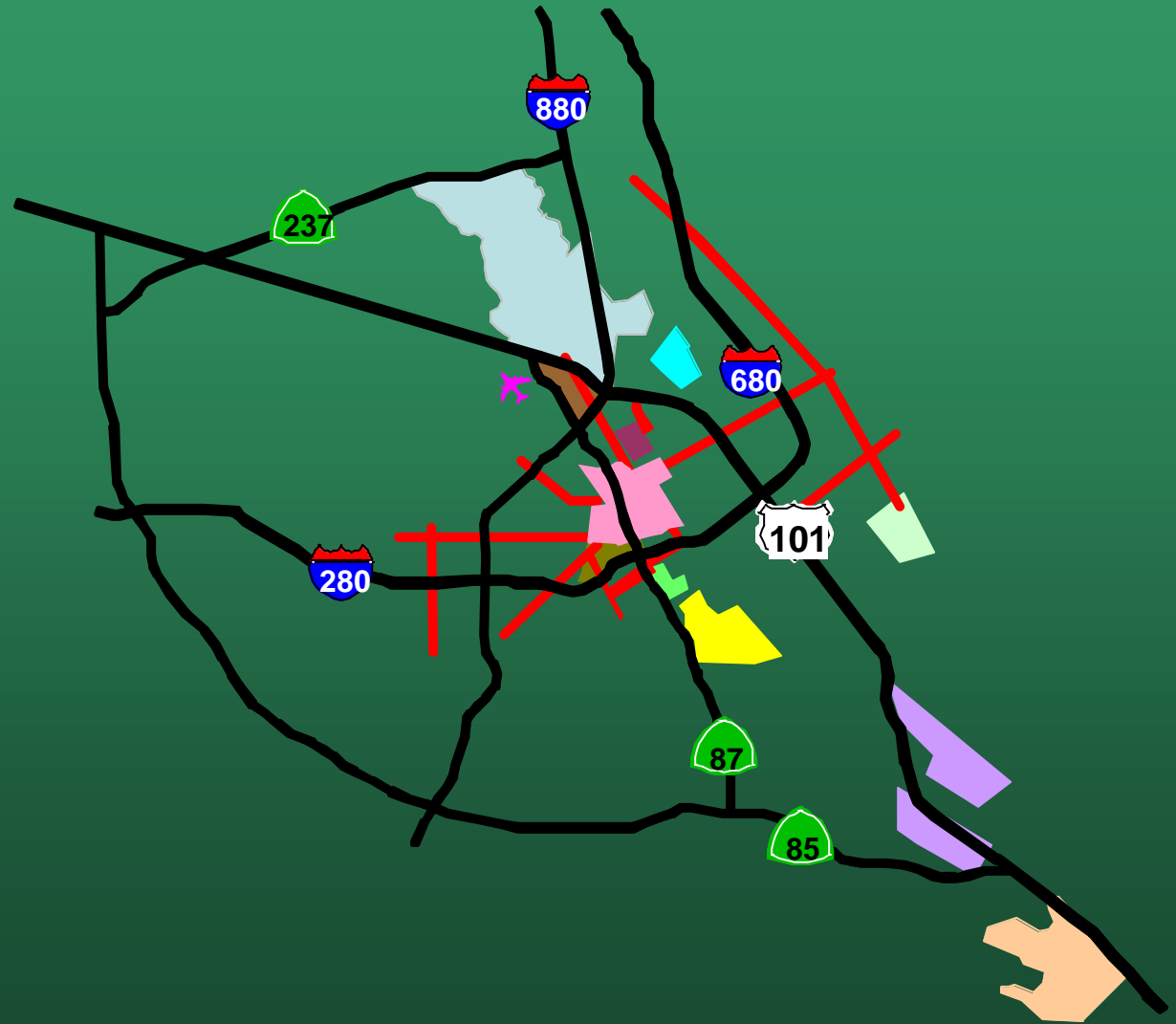
BACKGROUND

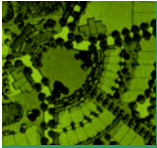
September 29, 2006



Planned Growth Areas in San Jose

- Transit Corridors / Business Districts
- North San José
- Rincon South
- Berryessa BART
- Japantown
- Downtown
- Midtown
- Communications Hill
- Martha Gardens
- Evergreen
- Edenvale
- Coyote Valley



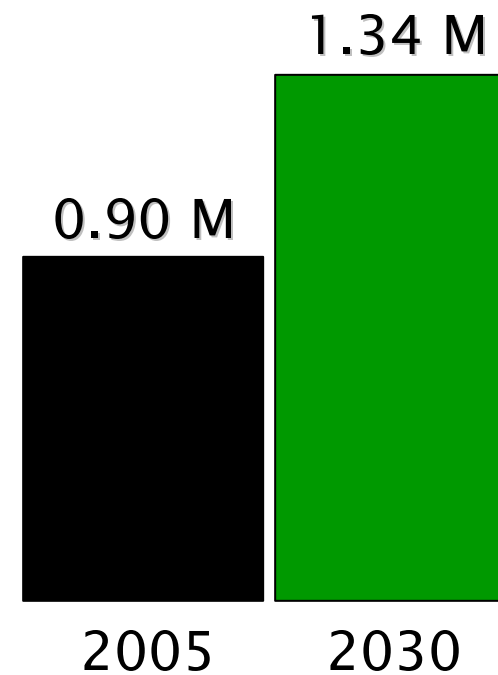


Growth Projections (Santa Clara County)

Population



Jobs



520,000 more residents
(355,000 of those in San José)

440,000 more jobs
(240,000 of those in San José)

Source: ABAG 2005

Vision and Expected Outcomes

1. Plan includes North and Mid-Coyote for land planning, and South Coyote for infrastructure financing only.
2. Boundary between Mid- and South Coyote is fixed.
3. North and Mid-Coyote may be planned together.
4. Plan North and Mid-Coyote as urban, pedestrian, transit-oriented community with mixed uses.
5. Plan for extension of light rail transit and Caltrain Station.



Vision and Expected Outcomes

6. Maximize efficient land usage with 25K residences and 50K jobs as minimums.
7. 50K jobs are primary jobs and exclude support retail and public/quasi-public uses.
8. Identify locations for public facilities in land use and financing plans.
9. North and Mid-Coyote should contain a rich system of parks, trails, and recreation areas.



Vision and Expected Outcomes

10. Create financing plan for required capital improvements.
11. Plan must be financially feasible for private development.
12. Develop trigger mechanisms to ensure appropriate jobs/housing balance in Coyote Valley.
13. Create phasing plan that allows sub-regions of Coyote to develop appropriate levels of jobs and housing with required infrastructure.



Vision and Expected Outcomes

14. Facilitate permanent acquisition of fee title or conservation easements in South Coyote.
15. Triggers may be changed to those based on Coyote Valley Specific Plan area or its sub-regions.
16. 20% of all units shall be “deed-restricted,” “below market-rate units.”



Coyote Valley Today



Coyote Creek



Agriculture



Coyote Hamlet



IBM Campus